

PLANNING COMMISSION

ACTION MINUTES

TUESDAY, December 16, 2003

Chair Gibson called the meeting to order at 7:01 p.m. at the Twin Pines Senior and Community Center.

1. ROLL CALL:

Present, Commissioners: Parsons, Dickenson, Gibson, Long, Frautschi

Absent, Commissioners: None

Present, Staff: Community Development Director, Craig Ewing (CDD), Principal Planner, Carlos de Melo (PP), Brian Froelich, Zoning Technician (ZT), City Attorney Jean Savaree (CA), Recording Secretary, Rachel Szabó (RS)

2. AGENDA AMENDMENTS: None

3. COMMUNITY FORUM (Public Comments): None

4. CONSENT CALENDAR:

4A. Minutes of November 5, 2003

4B. Minutes of November 18, 2003

MOTION: By Vice Chair Parsons, second by Commissioner Long, to approve the minutes of November 5, 2003.

Ayes: Gibson, Parsons, Dickenson, Long, Frautschi Passed 5/0

MOTION: By Commissioner Frautschi, second by Commissioner Dickenson, to approve the minutes of November 18, 2003.

Ayes: Frautschi, Dickenson, Long, Parsons, Gibson Passed 5/0

5. PUBLIC HEARINGS:

5A. PUBLIC HEARING – 1250 Avon Street

To consider a Single Family Design Review to enlarge the existing 1,757 square foot single-family residence by 1,079 square feet for a total of 2,836 square feet that is below the zoning district permitted 3,091 square feet for this site. (Appl. No. 03-0095)

APN: 044-322-420; Zoned: R-1C (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15301, Class 1(e)(2)(a & b)

Applicant/Owner(s): Steve and Regina Susa

ZT Froelich gave his presentation to the Commission recommending approval of the project.

C Frautschi asked staff what criteria do staff use when accessing public view disruption.

ZT Foelich replied that staff is looking for views of ridgelines, also views of the Bay and views of the City.

C Long addressed the applicant asking if he would have considered making the garage a 2-car garage rather than the 1.5 garage proposed, if the applicant felt the "hurdles" were low enough to go in that direction.

The applicant explained that he did not have the room to expand to a 2-car garage since he has already pushed back the setbacks as far as possible.

MOTION: By Commissioner Frautschi, second by Vice Chair Parsons, to close the Public Hearing. Motion Passed.

MOTION: By Commissioner Frautschi, second by Commissioner Dickenson, to approve a Single Family Design Review at 1250 Avon Street, with Exhibit "A" attachments.

Ayes: Frautschi, Dickenson, Long, Parsons, Gibson

Noes: None

Motion Passed 5/0

Chair Gibson noted that this item may be appealed before City Council within 10 days.

5B. PUBLIC HEARING – 2625 Monte Cresta Road

To consider a Single Family Design Review and Tree Removal Permit to construct a new 2,220 square foot single-family residence that is below the zoning district permitted 2,287 square feet for this site. (Appl. No. 03-0075)

APN: 043-313-020; Zoned: R1-B (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15303, Class 3(a)

Applicant: Alpheus Jessup

Owners: Zachary and Linda Scibior

PP de Melo summarized the Staff Report recommending approval of the project.

Zach Scibior, Owner, addressed the Planning Commission stating that he, the Architect, and the Builder were all present and available for questions from the Planning Commission.

Marcella Peek, of 2623 Monte Cresta, asked the Planning Commission if the power pole will be moved during construction, how would it affect her phone and electrical service.

CDD Ewing responded by noting that typically PG&E would install a new pole before they take down the old pole, so the amount of time their service would be effected would be minimal.

Ms. Peek also stated that she was concerned with how the windows on the south side of the applicant's building would line up with their windows on the north side of the house.

PP de Melo replied that unfortunately privacy issues are not covered relative to these types entitlements.

Chip Jessup, Architect for the project, came forward and stated that he would like to assure Ms. Peek and the Commission that the Applicant and Owner would be willing to work together with the Peeks' toward a mutually satisfactory agreement regarding the project.

**MOTION: By Vice Chair Parsons, second by Commissioner Long, to close the public hearing.
Motion passed.**

Chair Gibson commented that he felt the retaining wall was imperative as drainage is so important on slopes such as on this project.

C Frautschi stated that he could not support the project since he felt it did not meet condition D for Single Family Design Review. He felt a better job could have been done regarding the grading plan and design to integrate the new home onto the site.

MOTION: By Vice Chair Parsons, second by Commissioner Dickenson, approving a Single Family Design Review and Tree Removal Permit at 2625 Monte Cresta Drive with the additional conditions of approval with regard to the retaining wall and trees.

Ayes: Parsons, Dickenson, Long, Gibson

Noes: Frautschi

Motion Passed 4/1

Chair Gibson noted that this motion may be appealed before the City Council within 10 days.

6. REPORTS, STUDIES, UPDATES, AND COMMENTS

6A. Revised Landscape Plan – ARCO – 470 Ralston Avenue

PP de Melo provided the Planning Commission with a brief presentation.

Tom Schoenstein, Architect for the project, addressed the Planning Commission stating that both he and the Architect are available for questions. He also expressed his desire to obtain occupancy before the end of the year.

Vice Chair Parsons stated that he would prefer larger trees to be planted on the site, than those trees that are proposed in the plan.

MOTION: By Vice Chair Parsons, second by Commissioner Long, approving a Revised Landscape/Irrigation Plan for ARCO, 470 Ralston Avenue, with the condition of retaining sufficient Bonding funds.

Ayes: Parsons, Long, Frautschi, Dickenson, Gibson

Noes: None

Motion Passed 5/0

CDD Ewing informed the Planning Commission that there would be a Design Forum in Redwood City at the Fox Theater on Wednesday, January 7, 2004.

Chair Gibson announced that Saturday, January 10, 2004, from 10:00 a.m. to 2:00 p.m., the City of San Mateo is having Discovery Day.

C Dickenson inquired about the Ross Lighting site as he noticed the scaffolding had been removed.

CDD Ewing replied that the Peninsula Conflict Resolution Center was going to abandon the project.

7. ADJOURNMENT: 8:12 pm

Craig A. Ewing, AICP

Planning Commission Secretary

Audiotapes of Planning Commission Meetings are available for review in the Community Development Department

Please call (650) 595-7416 to schedule an appointment.